



July 11, 2023 – Community Development Code Update



# Community Development Code Update



Forward SGF  
Introductions  
Project Overview  
Approach  
Engagement  
Discussion  
Next Steps





Where are now?

Where do we want to be?

How do we get there?

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## *Forward SGF* **TOP 10**



*Keep an eye out for  
this icon throughout  
the plan!*

The following are top 10 key initiatives championed by the *Forward SGF Comprehensive Plan* that were developed based on community outreach feedback and top City issues and opportunities. While these initiatives are discussed in various sections across the Plan, they each have a designated section where they are highlighted—marked by the star icon above. In no particular order, the top 10 key initiative include:



# THE KEY IS QUALITY OF PLACE!

*Single biggest  
determinant to sustained  
community prosperity.*



- **Champions a shift in land planning –**

- Greater focus on design over use (will impact access, cross access, site design and site amenities)
- Integration of more diverse housing into commercial corridors
- Rewrite procedures to help streamline the development process
- Will establish fair and predictable expectations for investors and adjoining property owners

- **Community Image and Identity (Stewardship) –**

- Recognizing the role that private development has in creating an overall sense of place

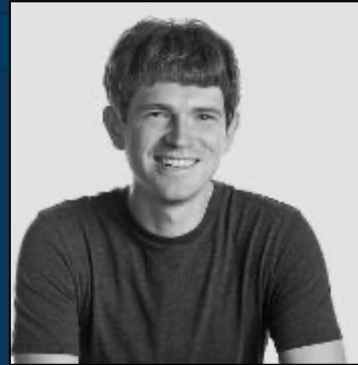
- **Tree Preservation and Urban Forest Management**

- Contributing factor in quality site design, destination retail, and elevating the SGF experience

- **Nuisance, Maintenance, and Enforcement –**

- Enforcement and maintenance of private properties, as contributing factor in creating place





# TEAM



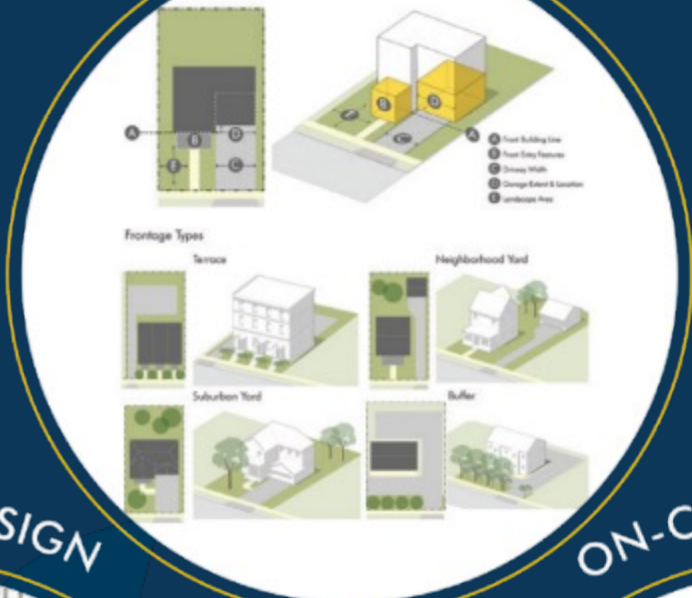
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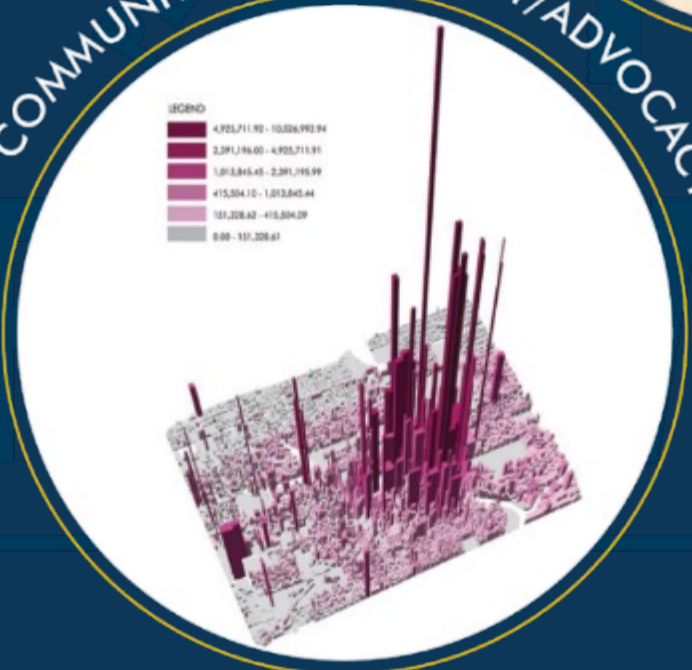
## PLANNING



## DEVELOPMENT CODES



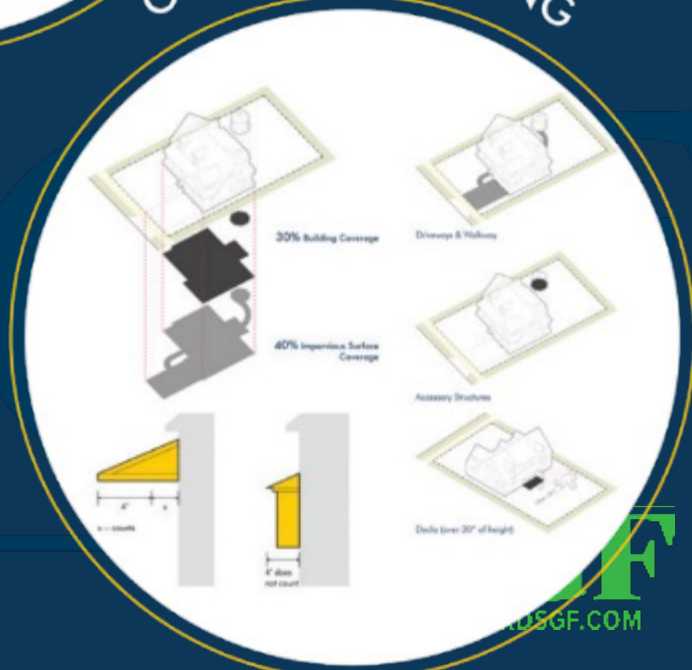
## COMMUNITY INVOLVEMENT/ADVOCACY



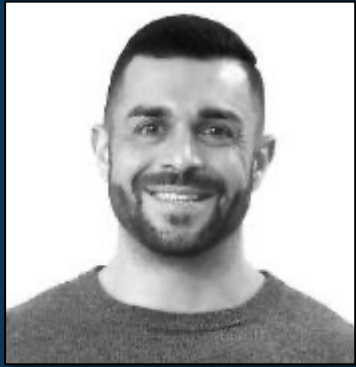
## URBAN DESIGN



## ON-CALL PLANNING







**WILSON**  
& COMPANY

# TEAM



URBAN**3**



N·FORM ARCHITECTURE



 **Gridics**



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# Project Overview

objectives

guiding principles

process

timeline







# Objectives

**user-friendly**

**raise expectations**

**decision-making tool**

**improved civic design**



# Guiding Principles

simplify the complex  
code what matters...

... ensure outcomes  
engagement is different  
**IMPLEMENT Forward SGF**



SPRINGFIELD, MISSOURI | FORWARD SGF

## COMPREHENSIVE PLAN

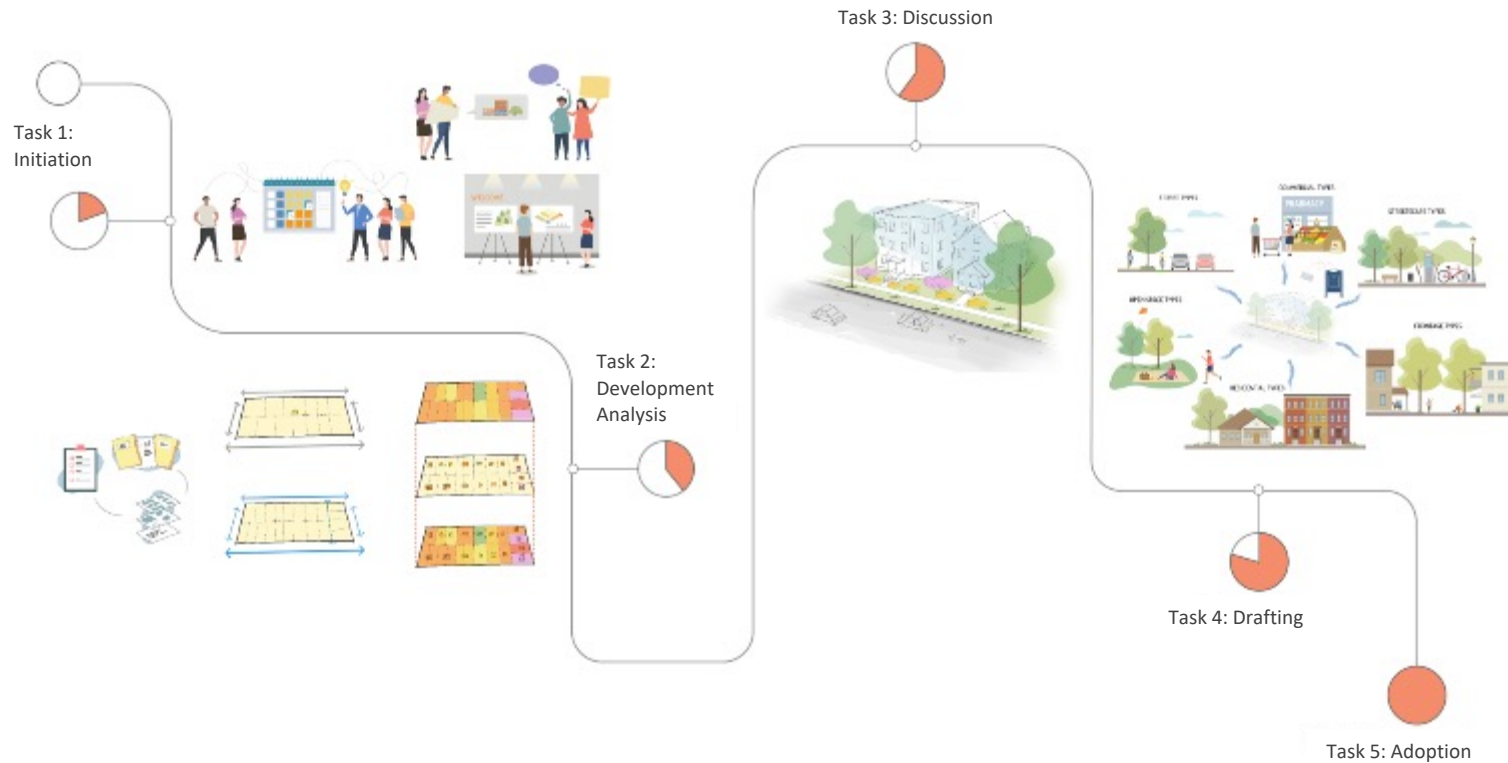
ADOPTED NOVEMBER 14, 2022



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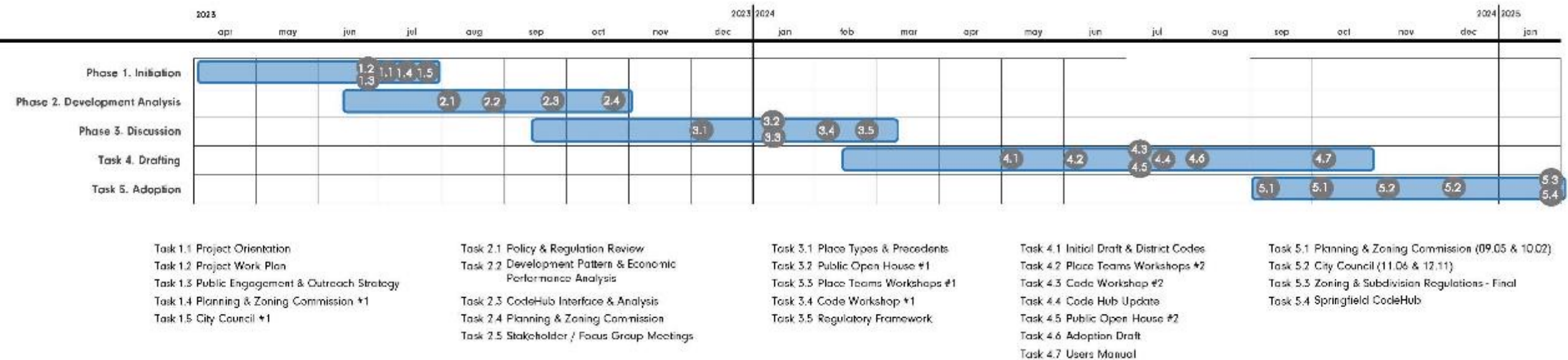


# Process



**initiation**  
**development analysis**  
**discussion**  
**drafting**  
**adoption**

# Timeline





# Approach

philosophy

certainty & flexibility

typologies

form & type



## 5.1 GENERAL PROVISIONS

**Case 2020: Shikhar Dhamu / Tokyo, Ltd**

Location		Chitwan Region
Lot Number		40
Lot Dimensions		141' x 100' x 141'
Intended Principal Building	Count	210
	Size	21'
	Notes	100' x 100' x 141' x 141' x 141'
Intended Accessory Building	Count	210
	Size	21'
	Notes	100' x 100' x 141' x 141' x 141'
Intended Accessory Building	Count	210
	Size	21'
	Notes	100' x 100' x 141' x 141' x 141'
Total Lot Coverage		40%
Building Height	Maximum	100' x 100' x 141'
	Accessories	100' x 100' x 141'

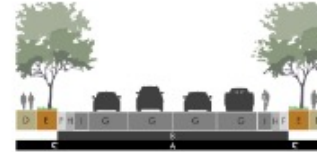
Figure 1: Shikhar Dhamu Project Site Plan and 3D Rendering. The site plan shows a large rectangular lot with a central building footprint and surrounding areas. The 3D rendering shows a large, multi-story building with a central tower and surrounding areas, with numbered callouts corresponding to the site plan.

Typ. DCDB: Stacked Circuit / Unid. Lin.		
Lot Area		1,000 square feet
Lot Coverage		30% 40% maximum built
Structure: Principal Building	Roof	12'
	Side	1/2 inch or less 12' height solid insulation (R-12) 1/2 inch solid 12' height built
	Floor	20'
Structure: Accessory Building	Roof	12' maximum over 12' high 12' high
	Side	1/2 inch or less 12' height solid insulation (R-12) 1/2 inch solid 12' height built
	Floor	12' 1/2' above finished
Foundation Coverage		100%
Building Height	Maximum	Up to 2 stories but no more than higher than the principal building

- |                 |                       |                        |
|-----------------|-----------------------|------------------------|
| 4 Frontage      | 10 Buildable Lot Area | 20 Public Sidewalk     |
| 5 Front Setback | 15 Property Boundary  | 25 Public Right-of-way |
| 6 Rear Setback  | 20 Depth              | 30 Shared Driveway     |
|                 |                       | 35 Alley               |

Title 17 • Cheyenne Unified Development Code

5-13



ARTERIAL - STANDARD (A-S)

## Width

A	Right-of-way width	60' - 90' 2-lane
		60' - 100' 4-lane
B	Pavement width (back of curb)	24' - 26' 2-lane (14' - 16' each if center median)
		50' - 64' 4-lane (26' - 28' each if center median)

## Streetscape

C	Utility Placement – See Section 4.04.F	
D	Sidewalk	6' (min)
E	Planting Area / Amenity	20' (min)
F	Drainage / Street Edge	1'-2' curb/gutter

## Street

G	Travel Lane	10'-11' (2 to 4 lanes)
FBI	Parking Area / Shoulder	1' - 2' shoulder

### General

Walkway Type	Sidewalk / Detached
Planting Type	Tree Lawn OR Tree Lawn + Median
Tree Spacing	25'-42' on center OR 40' - 60' if double row in Lawn or Tree Lawn + Me
G64	14' outside shared lane or dedicated lane
Target Speed	35 mph

General	
Walkway Type	Sidewalk/Detached
Planting Type	Tree Lawn; assessment alt. Median
Tree Spacing	40' - 50' on center
Bicycle Facility	6' dedicated lane OH Off-street trail
Target Speed	35 - 45 mph

## typology standards – context, scale, form



# Certainty & Flexibility

Conventional Approach: *A Collection of Regulations*

*Plan / Policy*

Regulations

Application

*Variance*

Design Based Approach: *A System of How We Build, and Why*

*Plan / Policy*

*Purpose*

*Intent*

*Design Objective*

**Standards**

*Decision Criteria*

*Alternative*

*Exception*

*Variance*

# Typologies



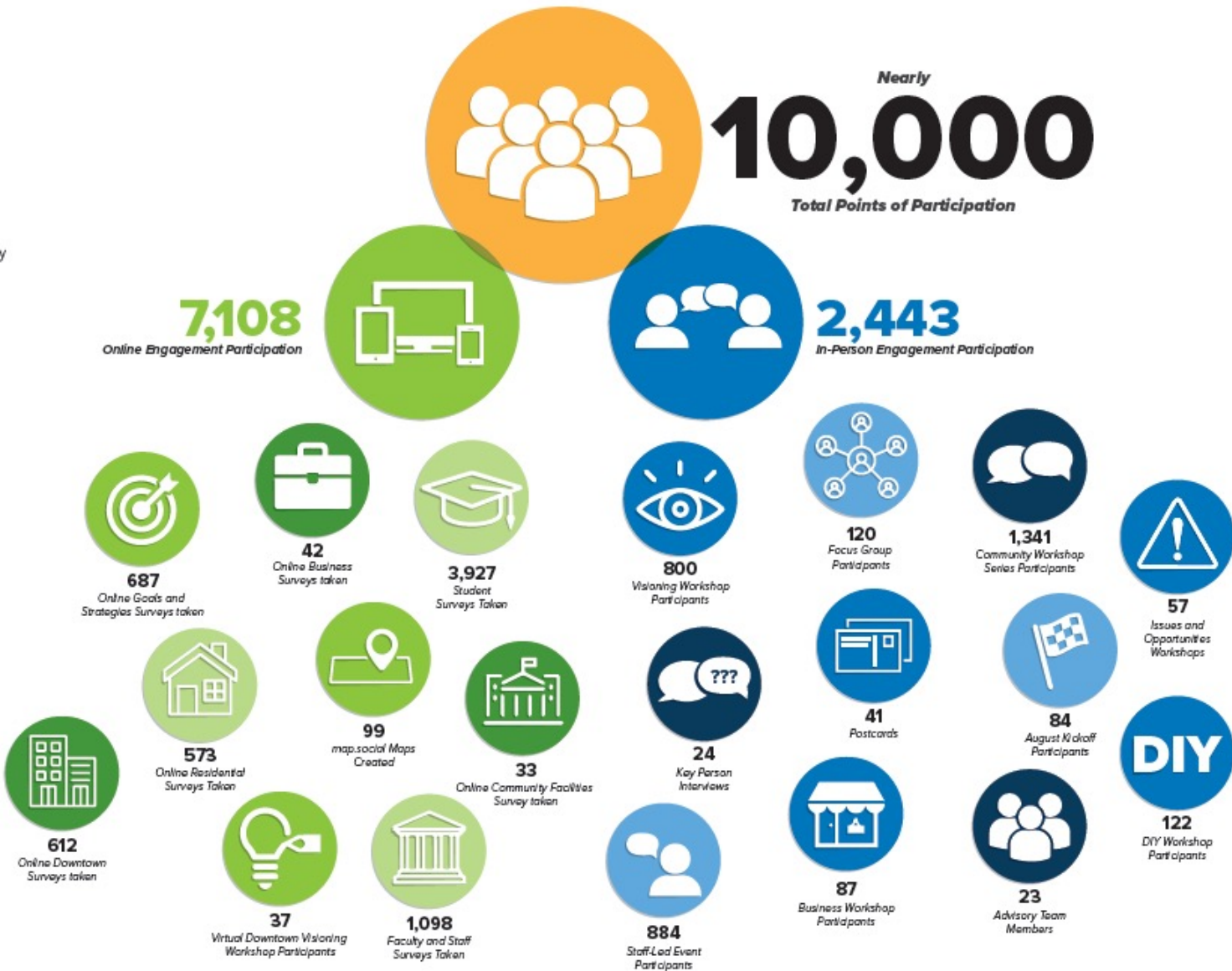


# Engagement

education

opportunities

roles & responsibilities



# Education

informative  
strategic  
inclusive  
interactive  
cooperative



## General Description

**Pattern:** Mixed-density Neighborhood / Neighborhood Node  
**Size:** 60 Acres  
Prospect is a diverse, compact neighborhood situated on the edge of suburban development. It features a mix of diverse housing options, pockets of civic space, and a variety of architectural styles. The neighborhood is highly connected, with narrow, tree-lined streets and a variety of small-scale commercial uses. It is a gateway to the city, presenting a mix of adjacent subdivisions.

## Principles to Consider

- Connectivity:**
- Narrow, tree-lined blocks
  - Good connections to the south
  - Wide, tree-lined blocks
- Open Space:**
- Common open spaces
  - Clear open spaces within the neighborhood
  - The green belt around the city
- Development:**
- Wide variety of compact, street-oriented housing types
  - Blending housing building at the street
  - Small to medium scale

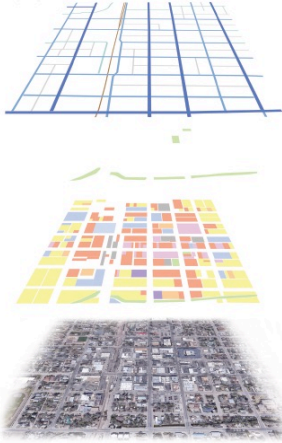


## General Description

**Pattern:** Historic Downtown  
**Size:** 92 acres  
Downtown Loveland is a larger suburban downtown and has evolved from a once stand-alone small railroad town as metropolitan Denver grew. It has a rich palette of historic buildings reflecting this sustained presence as the center of an evolving community. Much of downtown has maintained its traditional human scale on key blocks with wide sidewalks, engaging storefronts, and places to linger. However, some larger scale buildings and more intense land uses on perimeter blocks have added a grittier edge to downtown. Downtown Loveland is again the focus of investment featuring many new large-scale mixed-use projects that capitalize on its status as the cultural, civic and economic heart of the community, while adding a new urban living element.

## Principles to Consider

- Connectivity:**
- Traditional grid of walkable streets, intersected by rail.
  - Use alleys to hide parking lots and enhance connectivity.
  - Some major streets are wide (12' lanes, center lanes and angled parking) with limited sidewalks (10' - 12').
- Open Space:**
- Lack of open space - civic space is primarily streetscape and small private spaces.
  - Civic buildings in downtown contribute open space within blocks.
- Development:**
- East-west streets are principle walkable streets (2 to 4 blocks each; 3rd, 4th and 5th Streets).
  - Side streets and perimeter blocks transition to more car-oriented or service uses, and surface parking.
  - Traditional pattern of 2- to 4-story buildings on 2K to 4K s.f. lots; but new projects are 6-story, block-scale.
  - Commercial and mixed use surrounded by residential, primarily single-family homes on the edge.



## General Description

**Pattern:** Historic Downtown  
**Size:** 30 Acres  
Old Town is Arvada's historic downtown core and has become a shopping, dining and entertainment destination due to its walkability and character. It is situated within a traditional compact surrounding residential area. The neighborhood is highly connected, with narrow, tree-lined streets and a variety of small-scale commercial uses. It is a gateway to the city, presenting a mix of adjacent subdivisions.

## Principles to Consider

- Connectivity:**
- Traditional compact blocks
  - Well connected to the south
  - High-volume arterials
  - Wide, tree-lined blocks
- Open Space:**
- Linear plaza/avenue
  - Urban plaza at street level
  - Large-scale residential space
- Development:**
- Many basic building footprints
  - Fine-grained, small scale
  - Transit hub (park to the south with residential)



## General Description

**Pattern:** Mixed-density Neighborhood / Neighborhood Center  
**Size:** 160 Acres  
Bradburn Village is a well-connected neighborhood access to goods and services, and proximity to local and regional open spaces. It is designed with an emphasis on walkability, evident from the small block structure, comfortable streetscapes, effective transitions in building scale and uses, and emphasis on connections within and beyond the project. It has a well-designed, high-quality public realm and the buildings respond to this with great attention to detail and social spaces along frontages. The project presents subtle transitions to more conventional and large-scale retail projects off the adjacent arterial corridor.

## Principles to Consider

- Connectivity:**
- Well-connected streets within and beyond the project.
  - High-volume arterials on the west and north perimeter.
  - Slow, narrow tree-lined neighborhood streets.
  - Significant investment in streetscape design and quality.
- Open Space:**
- Access to significant regional open space systems allows smaller, compact spaces within neighborhood.
  - Small formal greenspaces strategically placed throughout neighborhood.
  - Open spaces well connected to streetscapes.
- Development:**
- Primarily small compact single-family homes with high density housing types on the north.
  - Good connectivity and effective transitions to conventional, car-oriented commercial on north-west edge (118th Street design serves transition).
  - Walkable commercial/mixed-use street as a gateway into residential area with moderate scale mixed-use buildings (5K - 12K s.f.; 1- to 2-stories; 1K to 5K tenancies typical).





# Opportunities



city council  
planning commission  
place teams  
interviews / focus groups  
public open house  
adoption

2040

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# Place Teams

Neighborhoods

Destinations

Corridors

Employment

[forwardsgf.com](http://forwardsgf.com)

[springfieldmo.gov](http://springfieldmo.gov)







# Roles & Responsibilities

contribute

analyze your community

review & discuss

offer your perspective

keep an open mind

represent your community

take a big picture view

advocate for project



# QUESTIONS & DISCUSSION

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